

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
THURSDAY, MAY 1, 2014 – 5:15 P.M.
ROOM 305, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 5:15 pm.

Commission Members Present: Mr. Scott Hickle, Mr. Bobby Gutierrez, Mr. Michael Beckendorf, Mr. Kevin Krolczyk, Mr. Robert Swearingen, Mr. Pete Bienski and Ms. Nancy Hardeman.

Commission Members Absent: Mr. Leo Gonzalez, Mr. Prentiss Madison

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Ms. Janis Hampton, City Attorney; Ms. Maggie Dalton, Staff Planner; Mr. Randy Haynes, Senior Planner; Mr. Matthew Hilgemeier, Staff Planner; Mr. Cody Cravatt, Development Manager; Mr. Paul Kaspar, City Engineer; and Ms. Annette Denton, Planning Intern.

2. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).

- a. Upcoming regular meeting dates are May 15, June 5 and June 19.
- b. Joint meeting with the City Council on May 13.
- c. Joint meeting with City of College Station's P&Z on May 29.
- d. 1/2-day development/CIP tour on June 12.

Mr. Zimmermann reminded Commissioners of upcoming meetings.

Commissioner Beckendorf entered the room at 5:18 pm.

3. PLANNING AND ZONING COMMISSION SUBCOMMITTEE UPDATES (Questions may be directed to staff; no action will be taken).

- a. **Subdivision Ordinance Update (Hardeman/Krolczyk).**
- b. **Comprehensive Plan Update (Bienski/Hardeman/Hickle).**
- c. **Off-Street Parking for Multi-Family Developments (Beckendorf/Gonzalez/Gutierrez).**
- d. **Zoning/Land and Site Development Ordinance Updates (Hardeman/Madison).**

Mr. Zimmermann provided subcommittee updates.

4. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF MAY 1, 2014 (Questions may be directed to staff; no action will be taken).

Questions were directed to staff. No action was taken.

5. PRESENTATION CONCERNING THE BRYAN BUSINESS COUNCIL'S PLAN OF FUTURE WORK (Questions may be directed to the Bryan Business Council representative and staff; no action will be taken).

This presentation was postponed to a future meeting.

6. DISCUSSION AND POSSIBLE DIRECTION TO STAFF CONCERNING THE RECOMMENDATIONS PRESENTED BY TEXAS A&M UNIVERSITY PLANNING STUDENTS AT AN OPEN FORUM ON APRIL 24, 2014 CONCERNING OFF-STREET PARKING IN THE AREA NORTH OF NORTHGATE BOUNDED BY WELLBORN ROAD, SOUTH COLLEGE AVENUE, AND VILLA MARIA ROAD.

Ms. Dalton presented the students' recommendations to the Commission.

Commissioners discussed:

- Not knowing if the rental properties without parking problems were rented at full capacity
- Wanting more input from owner-occupied homes
- Appreciation for the students' work
- Wanting to know more about who was surveyed
- Whether there was a parking problem and if so, when it occurred
- Problems in other areas of town with rental parking
- Lack of guest parking creating most of the problems
- How parking requirements are currently determined

By consensus, Commissioners directed staff to review the students' final report with the subcommittee.

7. FUTURE AGENDA ITEMS (A Planning and Zoning Commission member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).

No future agenda items were requested.

8. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 5:48 pm.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the **5th** day of **June, 2014**.

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission